

# UNOFFICIAL COPY

Doc# 2313528053 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/15/2023 10:28 AM Pg: 1 of 5

Dec ID 20221201619711  
ST/CO Stamp 1-754-350-288 ST Tax \$75.00 CO Tax \$37.50

1/1 PT22-80831  
This Document Prepared By:

Ginali Associates PC
947 N. Plum Grove Road
Schaumburg, IL 60173

After Recording Return To:

Petru Rusu
209 Ridge Ave Apt 2A
Evanston, IL 60202

## SPECIAL WARRANTY DEED

THIS INDENTURE made this 31 day of March, 2023, between **JPMorgan Chase Bank, National Association**, hereinafter ("Grantor"), and **Petru Rusu**, whose mailing address is **209 Ridge Ave Apt 2A, Evanston, IL 60202** (hereinafter, [collectively], "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does CONVEY, GRANT, BARGAIN AND SELL unto the Grantees, and to their heirs and assigns, FOREVER, the real property situated in the County of **Cook** and State of **Illinois** and more particularly described on Exhibit A and known as **3216 N Salk Rd, Arlington Heights, IL 60004**.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to all matters set forth on Exhibit B.

DB1/67125961.5

**Proper Title, LLC**  
**1530 E. Dundee Rd. Ste. 250**  
**Palatine, IL 60074**

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Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the Grantor acquired title.

This conveyance is made subject to all matters set forth on Exhibit B.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantee forever.

Property of Cook County Clerk's Office

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Executed by the undersigned on March 31, 2023 :

GRANTOR:  
**JPMorgan Chase Bank, National Association**

By: Yvette Greene 03/31/2023  
Name: Yvette Greene  
Title: Authorized Signer

Physically Appeared

STATE OF FLORIDA )  
 ) SS  
COUNTY OF DUVAL )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Yvette Greene personally known to me to be the Authorized Signer of **JPMorgan Chase Bank, National Association**, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Authorized Signer **[HE][SHE]** signed and delivered the instrument as **[HIS][HER]** free and voluntary act, and as the free and voluntary act and deed of said **National Association**, for the uses and purposes therein set forth.

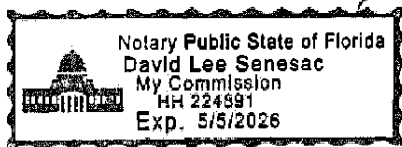
Given under my hand and official seal, this 31 day of MARCH, 2023.

Commission expires 5 May, 2026  
Notary Public

Notary Public State of Florida

David Lee Senesac

03-31-2023



SEND SUBSEQUENT TAX BILLS TO:

Petru Rusu, 209 Ridge Ave Apt 2A, Evanston, IL 60202

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## Exhibit A Legal Description

LOT 29 IN BUFFALO HIGHLANDS SUBDIVISION, THE WEST 990 FEET OF THE SOUTH 2/3RDS OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 990 FEET OF THE NORTH 2/3RDS OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MARCH 9, 1956 AS DOCUMENT NUMBER 1655861 IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 3216 NORTH SALK ROAD, ARLINGTON HEIGHTS, IL 60004

Permanent Real Estate Index Number: 03-09-111-004-0000

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## Exhibit B

### Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;
2. Matters that would be shown by an accurate survey and inspection of the property;
3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;
4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);
5. All roads and legal highways;
6. Rights of parties in possession (if any); and
7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.